

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made as of the 18th day of August 2006 ("Effective Date") by and between the Santa Monica Mountains Conservancy, an agency of the State of California (alternatively "SMMC" and "LANDLORD") and Chabad Jewish Community Center of Pacific Palisades, for operation of the Palisades Jewish Early Childhood Center, a school (hereinafter collectively referred to as "TENANT").

Recitals

- A. SMMC is the owner of certain land known as Temescal Gateway Park, located at 15601 Sunset Boulevard, Pacific Palisades, California (hereinafter the "Property"). Located on the Property are Cabins identified as Cabins 1, 2, 3, and 6. These Cabins, and the grounds immediately surrounding them within the existing chain link fence, are available for lease (hereinafter "the Premises"). Attached hereto is Exhibit A, a map of the Property, depicting the location of the Premises.
- B. The Mountains Recreation and Conservation Authority ("MRCA") is a joint powers authority established pursuant to California Government Code Section 6500 *et seq.*, with a mission to buy, preserve, protect, restore and enhance treasured pieces of Southern California to form an interlinking system of urban, rural river parks, open space, trails, and wildlife habitats that are easily accessible to the general public. MRCA operates and manages the Property for the SMMC, including any and all leases for portions of the Property. All rental payments generated from such lease agreements are used by MRCA to operate and manage the Property on behalf of SMMC.
- C. LANDLORD desires to lease to TENANT and TENANT desires to lease from LANDLORD the Premises on the terms and conditions set forth in this Agreement.

For good and valuable consideration, the parties agree as follows:

Section 1. Lease.

LANDLORD leases to TENANT and TENANT leases from LANDLORD the Premises on the terms and conditions of this Agreement.

Section 2. Term of Lease.

- A. The term of the lease shall commence on August 21, 2006 and continue until June 22, 2007 (hereinafter "Lease Term"), subject to the terms and conditions set forth below.
- B. The Lease Term will expire on June 22, 2007 (Termination Date).

LANDLORD and TENANT agree that there will be no extensions to this Agreement. TENANT agrees to remove all personal property from Premises prior to the Termination Date.

- C. Either party to this Agreement may give a minimum of thirty (30) days written notice to the other to terminate the lease and tenancy prior to the Termination Date, pursuant to Section 16 below. Upon giving such written notice, the lease and tenancy shall be terminated upon the date specified in the written notice.
- D. If TENANT is in default under the terms of this lease as defined in Sections 10 or 11 herein and is not able or willing to cure the default, the lease and tenancy will terminate immediately and TENANT will surrender possession of the premises to LANDLORD.
- E. TENANT acknowledges and agrees that LANDLORD's budgetary concerns, re-organization needs, future development of the Property or Premises, preservation of the Property or Premises, or unforeseen circumstances may necessitate LANDLORD's use of the Premises for LANDLORD's operations, or for some other purpose in keeping with, or in furtherance of, LANDLORD's mission prior to expiration of the Lease Term or, if applicable, any extension thereof. In such a circumstance, TENANT acknowledges and agrees that LANDLORD may, at its option, upon written notice to TENANT within a reasonable time, but not less than thirty (30) days, elect to recapture the Premises, and, within sixty (60) days after notice of such election has been given to TENANT, this Lease shall terminate and TENANT shall surrender and vacate the Premises, and TENANT shall be relieved of all liability hereunder incurred after the date this Lease terminates. If TENANT will require more than sixty (60) days after notice of such election to surrender and vacate the Premises, TENANT may request in writing additional time to do so, and LANDLORD will have the sole discretion to grant TENANT'S request.

Section 3. Lease Payment Obligation.

- A. Commencing on August 21, 2006, ("Commencement Date"), TENANT shall lease the Premises for a total monthly payment six thousand six hundred twenty four dollars (\$6,624.00) ("Rental Payment").
- B. LANDLORD and TENANT agree that the prorated rental payment for the month of August 2006 shall be two thousand three hundred fifty dollars and forty eight cents (\$2,350.48) and the prorated rental payment for the month of June 2007 shall be four thousand six hundred thirty six dollars and eighty cents (\$4636.80), both based on the base rent as indicated in Paragraph A of this Section.
- C. TENANT shall, on execution of this lease, deposit with MRCA the sum of six

thousand six hundred twenty four dollars (\$6,624) as security for the full and faithful performance of all provisions of this Agreement. LANDLORD shall return to TENANT the full amount of the deposit within 30 days after TENANT has vacated the Premises less only such amounts as are reasonably necessary to remedy any default by TENANT under this Agreement or to compensate LANDLORD for all damages incurred by LANDLORD as a result of TENANT's default.

- D. The Rental Payment shall be payable in advance without deduction (except as described in Paragraph G of this section), offset, or prior demand on the Commencement Date, and continuing on the first day of each calendar month of the Lease Term thereafter.
- E. Rental Payment shall be made payable to the MRCA at the following address: 570 West Avenue 26, Suite 100, Los Angeles, CA 90065 (Attention: Cande Rodriguez) or at another address that LANDLORD may from time to time designate by written notice to TENANT. Questions regarding matters related to this Lease should be directed to the attention of Joyce Whitehead, 310-454-1395, extension 103.
- F. Rental payments received by the MRCA subsequent to the tenth day of the month shall be subject to a 5% late charge fee. This rate shall remain in effect for the Lease Term at which time it may be subject to renegotiation if the lease is extended.
- G. Upon receipt and approval of an itemized list of improvements from TENANT, LANDLORD agrees to apply, on a prorated basis, a credit toward TENANT's monthly Rental Payment for all improvements to Premises (and classrooms previously occupied by TENANT) completed by TENANT prior to the this agreement. Eligible improvements must be determined to have increased the lifetime and/or value of the improved facilities and must have been completed prior to the execution of this Agreement – no future improvements will be allowed. The list of improvements must be received before November 1, 2006 and must be accompanied by documentary proof of payment.

Section 4. Use.

- A. TENANT agrees that the Premises will be used solely for educational purposes.
- B. TENANT understands and acknowledges that Premises are located in a public park facility and agrees to maintain Premises in a good, clean and orderly condition at all times. TENANT agrees to store all toys and educational materials inside Cabins when not in use.
- C. LANDLORD agrees to allow TENANT to transport and store one temporary office trailer on Premises for administrative purposes. Trailer must be kept in

a clean and good condition at all times.

- D. TENANT represents that the uses described in Section 4, paragraph A above are lawful activities and/or operations, and are consistent with all applicable governmental and/or local ordinances, codes, and laws. TENANT further represents and agrees that TENANT has obtained any and all necessary federal, state, municipal and/or local permits, and/or licenses to conduct such activities and/or operations on the Premises, and that such permits and/or licenses will remain current during the entire time TENANT is in possession of the Premises. TENANT will provide copies of any and all applicable approved permits and/or licenses to LANDLORD upon request.
- E. TENANT understands and agrees that any and all property (except the outdoor swing and slide structure) used by TENANT on the Premises must be portable, including but not limited to items such as furniture, wall decorations, shelved items, toys, children's exercise equipment, and outdoor/indoor play equipment. TENANT will remove such property in its entirety so that the Premises are completely empty prior to the occasions when LANDLORD lets the Premises to other parties. TENANT understands and agrees that the removal of TENANT'S property prior to use by other parties leasing the Premises is the sole responsibility of TENANT. LANDLORD agrees to give reasonable notice to TENANT as to when the Premises will be let to other parties.
- F. TENANT represents and agrees that the activities and/or operations listed in Section 4, paragraph A do not and will not interfere with LANDLORD'S present or future development, preservation, and use of the Premises or Property.
- G. TENANT represents and agrees that the activities and/or operations listed in Section 4, paragraph A do not and will not injure, annoy, or interfere with the rights of other tenants or occupants on the Property.
- H. TENANT represents and agrees that TENANT shall not commit any acts on the Premises that will affect the condition of the Premises or Property, make any further improvements or remodel the Premises, change the locks, erect any signs, buildings, tool sheds, storage bins, and/or structures, or park any trailers, mobile homes, or similar vehicles on the Premises, without the prior written approval of LANDLORD. TENANT will immediately remove any such improvements, items, trailers, mobile homes, or similar vehicles previously placed on the Premises without permission at LANDLORD'S request. LANDLORD agrees to provide TENANT with keys to all locks to the Premises.
- I. TENANT represents and agrees TENANT shall not commit any waste, destruction, or nuisance upon the Premises that will adversely affect the condition of the Premises or Property.

- J. TENANT represents and agrees TENANT shall not conduct any activities and/or operations on the Premises that constitute a private or public nuisance that unreasonably or illegally interferes with the peaceful enjoyment of the use of property adjacent or contiguous to the Premises or Property.
- K. TENANT represents and agrees TENANT shall comply with all laws, rules, and orders of all federal, state, and municipal governments or agencies that may be applicable to use of the Premises, including any laws, rules, orders, codes, regulations, and statutes governing the operation and safety of TENANT'S activities, operations, and use of the Premises.
- L. TENANT will not, without prior consent of LANDLORD, use any apparatus or device in or about the Premises which could cause any substantial noise or vibration or increase in the amount of utilities usually furnished or supplied for use of the Premises.
- M. Should TENANT desire to make any improvements on the Premises, including but not limited to installation of carpeting, fans, heaters, air conditioning, or painting, necessary to make the facility meet all necessary legal or permit requirements, TENANT must obtain prior written consent from LANDLORD. TENANT understands and agrees that if LANDLORD grants permission to TENANT, TENANT is responsible for any and all labor and costs associated with such improvements. LANDLORD will have the sole right to approve whether the color of paint or the requested improvement is consistent with LANDLORD'S aesthetic plan and style for the Premises.
- N. The Premises shall not be used for storage of merchandise, toys, inoperable vehicles, trailers, unused personal items, discarded materials, trash, or the stockpiling of any other materials.
- O. The Premises shall not be used for lodging, or auto or mechanical repairs.
- P. TENANT agrees to daily clean the Premises so as to maintain the Premises in a good, orderly, and neat condition. TENANT will at all times conduct its activities and operations on the Premises in a manner so as not to detract from the natural beauty of the Property at large.
- Q. TENANT is solely responsible for all necessary permits, labor, expenses, and costs associated with TENANT'S operations and programs, including costs for maintenance, cleaning, ongoing janitorial service, carpet cleaning, floor cleaning, telephone installation, equipment installation and/or repair, or any other service requested by TENANT within the chain link fence surrounding the Premises.
- R. TENANT may let, depending on availability and at normal Conference Center rates, other parts of the Property for other purposes, including but not limited to overnight accommodations, evening classroom use, parent retreats, use of kitchen facilities, pool use, or use of Stewart Hall. TENANT

must make reservations to let other parts of the Property with MRCA staff within 14 days before the desired date.

- S. TENANT acknowledges that Premises are located in a public park facility and that parking is limited. All persons associated with TENANT and TENANT's use of Premises must display a valid parking permit at all times. LANDLORD will provide teachers and administrators with parking permit at no cost. All others associated with TENANT and TENANT's use of Premises must provide own parking permit. All visitors of TENANT must park in the public lot. At no time shall any person associated with TENANT park on any grassy area or along any road on the Property. TENANT will ensure that all of TENANT's employees, agents, invitees, guests, and visitors to the Property will be advised of and obey park rules for the Property, including but not limited to the 15 miles per hour speed limit and restricted parking areas.
- T. TENANT acknowledges and agrees to pay all lawful taxes, assessments, or charges which at any time may be levied upon any interest in this Agreement. It is understood that this lease may create a possessory interest subject to property taxation and TENANT hereby agrees to pay any additional taxes levied as a result of such interest.
- U. TENANT acknowledges and agrees that failure to comply with, or to act in accordance to, any part of this Section will constitute a material breach of the terms of this lease agreement.

Section 5. Utilities.

During the Lease Term, LANDLORD shall pay all charges for electric, water, and plumbing utilities for TENANT'S use of the Premises.

Section 6. Entry.

TENANT shall permit the LANDLORD or the LANDLORD's agents, representatives, or employees to enter the Premises at all reasonable times and upon reasonable notice to inspect the Premises to determine whether TENANT is complying with the terms of this Agreement and to do other lawful acts that may be necessary to protect the LANDLORD's interest in the Premises under this Agreement or to perform LANDLORD's rights and obligations under this Agreement.

Section 7. Surrender of Premises; Holding Over.

- A. Upon termination of this lease on the Termination Date or, if applicable, a date sooner than the Termination Date, TENANT shall promptly surrender and deliver the Premises to LANDLORD in a good, neat, and orderly condition, reasonable wear and tear, damage by elements, acts of God, or

circumstances beyond control of TENANT, excepted.

- B. In the event TENANT holds over after expiration of the Lease Term, or beyond the date specified in a Notice of Intent to Terminate pursuant to Section 2B of this Agreement, and such holdover is without written consent of LANDLORD, TENANT will pay LANDLORD the reasonable value of the use, including all charges for utilities, for the holdover period as allowed by law, and may be evicted in an unlawful detainer without being served with a statutory notice to quit.
- C. TENANT acknowledges and agrees that this tenancy is temporary in nature, and that TENANT will not seek, and LANDLORD will not provide, relocation benefits in any form as a consequence of this tenancy.

Section 8. Indemnity.

- A. Tenant agrees to protect, indemnify, defend, and hold harmless the LANDLORD and MRCA, and LANDLORD and MRCA's directors, officers, constituent members (including, without limitation, the Rancho Simi Recreation and Park District and the Conejo Recreation and Park District), employees, and agents, from any and all liability, claims, demands, and causes of action of any nature, in law or in equity, and any expense incident to LANDLORD's defense, for injury to or death of persons or loss of or damage to property occurring on or about the Premises, that grow out of or are connected with TENANT's use and occupation of the Premises, or the condition of the Premises (unless the condition is one for which the LANDLORD has expressly assumed the responsibility for remedying and the condition is not caused by TENANT), during the Lease Term, any applicable extension period, or month to month tenancy. TENANT shall further protect, indemnify, defend, and hold harmless LANDLORD from and against any and all claims arising from any breach or default in the performance of any obligation on TENANT's part to be performed under the terms of this Lease, or arising from any negligence of TENANT or TENANT's agents, employees, representatives, or contractors from and against all costs, attorneys fees, expenses, and liabilities incurred in the defense of any such claim or action or proceeding brought thereon; and in case any action or proceeding be brought against LANDLORD by reason of any such claim, TENANT, upon notice from LANDLORD, shall defend LANDLORD at TENANT's expense by counsel satisfactory to LANDLORD. TENANT, as a material part of the consideration to LANDLORD, hereby assumes all risk of damage to property or injury or death to persons, in, upon or about the Premises arising from any cause and TENANT hereby waives all claims in respect thereof against LANDLORD.
- B. TENANT represents and agrees TENANT shall take full legal and equitable responsibility for its activity on and use of the Premises, including the building of or use of any and all structures or improvements on the Premises, whether permanent or temporary, and will fully indemnify, defend, protect, and hold

harmless LANDLORD for the same as set forth in Section 9 of this Lease Agreement in the event of damage to property or injury or death to persons participating in such activities or use in connection with any building, structure or improvements erected by TENANT on the Premises.

Section 9. Insurance.

- A. Before taking possession of the Premises, TENANT agrees to procure and maintain as current a policy for comprehensive liability insurance from a responsible insurance company authorized to do business in California, with a combined single limit of not less than Two Million Dollars (\$2,000,000) for injury or death to each person with a limit of One Million Dollars (\$1,000,000) per occurrence, and for damage to property, a limit of One Hundred Thousand Dollars (\$100,000) per occurrence for any claims, demands, or causes of action of any person arising out of accidents occurring on the Premises during the Lease Term, extension period, month to month tenancy, or arising out of Tenant's use in, upon, or about the Premises. TENANT will provide proof of such insurance before occupying the Premises, and the procurement of insurance as specified is a material part of the consideration to LANDLORD for the right to lease the Premises.
- B. TENANT shall name the Mountains Recreation and Conservation Authority and the Santa Monica Mountains Conservancy as additional insureds on TENANT's policy of insurance. TENANT shall deliver a certificate of insurance to the MRCA with all relevant endorsements. TENANT's policy of insurance shall be primary and noncontributory with any policies carried by the LANDLORD and, to the extent obtainable, any loss shall be payable notwithstanding any act or negligence of the LANDLORD that might otherwise result in forfeiture of insurance. TENANT's insurance policy shall provide that a thirty (30) day notice of cancellation and of any material modification of coverage shall be given to all named insureds. TENANT agrees that all sums expended by the LANDLORD for insurance, resulting from TENANT's failure to insure as provided in this Agreement, or to pay the premiums, shall be considered an additional lease payment obligation under this Agreement and shall be immediately repayable by Tenant to LANDLORD upon demand.
- C. At all times during the Lease Term or any extension period, TENANT agrees to keep and maintain as current, or cause TENANT's agents, contractors, or subcontractors to keep and maintain as current, a policy for worker's compensation insurance and other forms of insurance as may from time to time be required by law or may otherwise be necessary to protect the LANDLORD and the Premises from claims of any person who may at any time work on the Premises, whether a servant, agent, or employee of TENANT or otherwise. This insurance shall be maintained at the expense of TENANT or TENANT's agents, contractors, or subcontractors and not at the expense of the LANDLORD. TENANT shall provide LANDLORD proof of

insurance before occupying the Premises.

- D. LANDLORD agrees that it will tender and turn over to TENANT or to TENANT's insurer(s) the defense of any claims, demands, or suits instituted, made, or brought against the LANDLORD and TENANT, within the scope of this Section. However, LANDLORD shall have the right to approve the selection of legal counsel, to the extent that selection is within TENANT's control, which approval shall not be unreasonably withheld or delayed. In addition, LANDLORD shall retain the right at LANDLORD's election to have LANDLORD's own legal counsel participate as co-counsel, to the extent that claims are made that may not be covered by TENANT's insurers.

Section 10. Assignment and Subletting.

- A. TENANT shall neither assign nor sublease its leasehold interest to any other party without prior written consent of LANDLORD. Assignment or subletting of the leasehold interest without the prior written consent of LANDLORD will be considered a material breach and entitle LANDLORD to terminate this Agreement and take immediate possession of the Premises. It is within the sole discretion of LANDLORD to grant TENANT a grace period to cure this material breach.
- B. In the event subleasing or assignment is permitted by LANDLORD, TENANT shall provide in such sublease or assignment that the sublease or assignment is temporary in nature, and the parties to the sublease or assignment agree that no relocation benefits from the LANDLORD will be sought or provided in any form as a consequence of the sublease or assignment.

Section 11. Lease Default.

- A. Any of the following events or occurrences shall constitute a material breach of the Lease by TENANT and, after the expiration of any applicable grace period, shall constitute an event of default (each an "Event of Default"):
- 1) The failure by TENANT to pay any amount in full when it is due under the Lease.
 - 2) The failure by TENANT to perform any obligation under the Lease, which by its nature TENANT has no capacity to cure.
 - 3) The failure by TENANT to perform any other obligation under the Lease.
 - 4) The abandonment of the Premises by TENANT.
 - 5) Failure to procure and keep current all insurance policies as specified in

Section 9 of this Lease Agreement.

- 6) Failure to obtain and keep current all approved and required permits and licenses as specified in Section 4 of this Lease Agreement.
 - 7) Assignment and subletting the Premises without prior written consent of LANDLORD.
 - 8) Failure to comply with the terms and obligations set forth in Section 4 (Use).
- B. Upon receipt of LANDLORD's written demand to cure any default, TENANT shall have a period of ten (10) days from such written demand to cure such default. TENANT shall promptly and in good faith commence curing the default within the ten (10) day period. In the event TENANT is unable to cure the default within ten (10) days from LANDLORD's written demand, and has in good faith attempted to diligently and promptly cure the default within that time, TENANT may make a written request for an extension of time to cure the default. LANDLORD will have the sole right to consent to such an extension and such consent shall not be unreasonably withheld. TENANT shall indemnify and defend LANDLORD against any liability, claim, damage, loss, or penalty that may be threatened or may in fact arise from TENANT's default and failure to cure such default. In the event LANDLORD, in good faith, withholds consent to an extension to cure, the Lease will immediately terminate and TENANT will immediately surrender the Premises.

Section 12. Remedies.

Upon the occurrence of an Event of Default, LANDLORD, in addition to any other rights or remedies available to LANDLORD at law or in equity, shall have the right to

- A. Terminate the Lease and all rights of TENANT under the Lease by giving TENANT written notice that the Lease is terminated, in which case LANDLORD may recover from TENANT the sum of the worth at the time of award of any unpaid lease obligation that had been earned at the time of termination; or
- B. Continue the Lease and recover all lease payments as they become due.
- C. Upon the occurrence of an Event of Default, LANDLORD shall also have the right, with or without terminating the Lease, to re-enter the Premises and remove all persons and personal property from the Premises. LANDLORD may store the personal property removed from the Premises in a public warehouse or elsewhere at the expense and for the account of TENANT.
- D. If TENANT abandons, vacates or surrenders the Premises, or is

dispossessed by the process of law, any personal property belonging to TENANT and left on the Premises shall be deemed to be abandoned, at the option of LANDLORD. Failure by TENANT to occupy the Premises for a period of thirty (30) days or longer shall constitute abandonment by TENANT.

Section 13. Waiver of Breach.

Any express or implied waiver of a breach of any term of the Lease shall not constitute a waiver of any further breach of the same or other term of the Lease; and the acceptance of lease payments shall not constitute a waiver of any breach of any term of the Lease, except as to the payment of lease payments accepted.

Section 14. Attorney Fees.

If any action at law or in equity is brought to recover any rent or other sums under this Agreement, or on account of any breach of or to enforce or interpret any of the covenants, terms, or conditions of this Agreement, or for the recovery of the possession of the Premises, the prevailing party shall be entitled to recover from the other party as part of prevailing party's costs reasonable attorney fees, the amount of which shall be fixed by the court and shall be made a part of any judgment rendered.

Section 15. Authority.

All individuals executing this Agreement on behalf of that entity represent that they are authorized to execute and deliver this Agreement on behalf of that entity. It is agreed and understood that any agents and employees of TENANT, in the performance of this Agreement, shall act in an independent capacity and not as officers, employees, or agents of the LANDLORD.

Section 16. Notices.

Except as otherwise expressly provided by law, all notice or other communications required or permitted by this Agreement or by law to be served on or given to either party to this Agreement by the other party shall be in writing and shall be deemed served when personally delivered to the party to whom they are directed, or in lieu of the personal service, upon deposit in the United States Mail, certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

To TENANT:

Rabbi Zushe Cunin
15207 Sunset Boulevard
Pacific Palisades, CA 90272
310-454-7783
310-454-5567 (fax)

With Copy To:
Barbara Leibovic
15207 Sunset Boulevard
Pacific Palisades, CA 90272
310-454-7781

To MRCA/SMMC:

Joseph T. Edmiston
Executive Director
Mountains Recreation & Conservation Authority
5750 Ramirez Canyon Road
Malibu, CA 90265

With copy to:

Lisa Soghor
Los Angeles River Center and Gardens
570 W. Avenue 26, Suite 100
Los Angeles, CA 90065
323-221-9944

Either party may change the address for the purpose of this Section by giving written notice of the change to the other party in the manner provided in this Section.

Section 17. Partial Invalidity.

Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Lease shall remain in effect, unimpaired by the holding.

Section 18. Entire Agreement.

This instrument constitutes the sole agreement between LANDLORD and TENANT respecting the Premises, the leasing of the Premises to TENANT and the specified lease term, and correctly sets forth the obligations of LANDLORD and TENANT. Any other agreement or representations respecting the Premises or their leasing by LANDLORD to TENANT not expressly set forth in this instrument are void.

Section 19. Time of Essence.

Time is of the essence in this Agreement.

Section 20. Amendments.

This Agreement may be modified only in writing and only if signed by the parties at the time of the modification.

Section 21. Governing Law.

This agreement shall be governed by and construed in accordance with California laws.

Section 22. Nondiscrimination.

TENANT agrees that it will not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, national origin, sex, age or physical handicap.

Section 23. Heirs and Assigns.

The terms of this Agreement and covenants contained herein shall apply to and bind and inure to the benefit of the successors in interest of the parties hereto.

[Signature page follows]

Now therefore, the parties have executed this Agreement as of the date first above written.

Chabad Jewish Community Center of Pacific Palisades/PJECC – Temescal Lease
August 2006
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For LANDLORD:

Santa Monica Mountains Conservancy

By:

Rene A. Shi

Title:

Chief Deputy Director

For MRCA:

Mountains Recreation and Conservation Authority

By:

Lisa Sogher

Title:

DEPUTY EXECUTIVE OFFICER

For TENANT:

Chabad Jewish Community Center of Pacific Palisades and
Palisades Jewish Early Childhood Center

By:

[Signature]

Title:

Rabbi Zush Cunin C.E.O.